

011.A

0001

0212.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

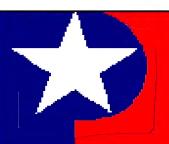
331,000 / 331,000

USE VALUE:

331,000 / 331,000

ASSESSED:

331,000 / 331,000



PROPERTY LOCATION

No	Alt No	Direction/Street/City
60		PLEASANT ST, ARLINGTON

OWNERSHIP

Unit #:	212
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Owner 1: BRENTWOOD REALTY PARTNERS LL

Owner 2:

Owner 3:

Street 1: 60 PLEASANT ST #G12

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: N

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: CARR DAVID W/EXECUTOR -

Owner 2: ESTATE OF DAVID P WILFERT -

Street 1: 4 NEWMAN WAY

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1971, having primarily Brick Veneer Exterior and 716 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6031																

IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								148888
								GIS Ref
								GIS Ref
								Insp Date
								10/11/17

USER DEFINED

Prior Id # 1:	148888
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/29/21	19:27:45
LAST REV Date	Time
04/26/18	11:41:58
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT								Parcel ID	011.A-0001-0212.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	331,000	0	.	.	331,000	331,000	Year end	12/23/2021
2021	102	FV	326,400	0	.	.	326,400	326,400	Year End Roll	12/10/2020
2020	102	FV	317,200	0	.	.	317,200	317,200	Year End Roll	12/18/2019
2019	102	FV	268,000	0	.	.	268,000	268,000	Year End Roll	1/3/2019
2018	102	FV	221,900	0	.	.	221,900	221,900	Year End Roll	12/20/2017
2017	102	FV	206,500	0	.	.	206,500	206,500	Year End Roll	1/3/2017
2016	102	FV	206,500	0	.	.	206,500	206,500	Year End	1/4/2016
2015	102	FV	186,400	0	.	.	186,400	186,400	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes	
CARR DAVID W/EX	61727-307		5/2/2013	Mult Lots		12,465,000	No	No			
WILFERT DAVID P	61727-298		5/2/2013	Mult Lots		99	No	No			
	18071-350		4/1/1987				No	No	N		

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
10/11/2017										Measured	DGM	D Mann					
5/6/2000											197	PATRIOT					

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			Building Number 1.											
Sty Ht: 5	- 5 Story			A Bath: 1	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating:														
Foundation: 1	- Concrete			A 3QBth: 1	Rating:														
Frame: 2	- Steel			1/2 Bath: 1	Rating:														
Prime Wall: 8	- Brick Veneer			A HBth: 1	Rating:														
Sec Wall: 1	%			OthrFix: 1	Rating:														
Roof Struct: 4	- Flat			OTHER FEATURES															
Roof Cover: 4	- Tar & Gravel			Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units 1											
Color: BRICK				A Kits: 1	Rating:			Level FY LR DR D K FR RR BR FB HB L O											
View / Desir: N	- NONE			Frl: 1	Rating:			Other											
GENERAL INFORMATION				WSFlue: 1	Rating:			Upper											
Grade: C	- Average							Lvl 2											
Year Blt: 1971	Eff Yr Blt:							Lvl 1											
Alt LUC:	Alt %:							Lower											
Jurisdict:	Fact: .							Totals				RMS: 3	BRs: 1	Baths: 1	HB				
Const Mod:																			
Lump Sum Adj:																			
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD				Phys Cond: AV	- Average			28. %	Exterior:	No Unit	RMS	BRS	FL						
Prim Int Wal 2	- Plaster			Functional:				%	Interior:	1	3	1	0						
Sec Int Wall: 1	%			Economic:				%	Additions:										
Partition: T	- Typical			Special:				%	Kitchen:										
Prim Floors: 4	- Carpet			Override:				%	Baths:										
Sec Floors: 1	%			Total:			28.8 %	Plumbing:											
Bsmt Flr:				CALC SUMMARY				Electric:											
Subfloor:				Basic \$ / SQ: 325.00				Heating:											
Bsmt Gar:				Size Adj.: 1.33798885				General:											
Electric: 3	- Typical			Const Adj.: 1.00909925															
Insulation: 2	- Typical			Adj \$ / SQ: 438.803															
Int vs Ext: S				Other Features: 32751															
Heat Fuel: 3	- Electric			Grade Factor: 1.00															
Heat Type: 6	- Elec Base/B			NBHD Inf: 1.34000003															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100	% AC: 100			LUC Factor: 1.00															
Solar HW: NO	Central Vac: NO			Adj Total: 464891															
% Com Wal	% Sprinkled			Depreciation: 133889															
				Depreciated Total: 331002															
MOBILE HOME				WtAv\$/SQ:	AvRate:			Ind.Val											
Make: [] Model: []				Juris. Factor:				Before Depr:	588.00										
SPEC FEATURES/YARD ITEMS				Special Features: 0				Val/Su Net:	462.29										
				Final Total:	331000				Val/Su SzAd	462.29									
PARCEL ID 011.A-0001-0212.0																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N				Total Yard Items: []				Total Special Features: []				Total: []				IMAGE			
AssessPro Patriot Properties, Inc																			
																			